



New Hall Road | | Hockley | SS5 5JT  
Offers In Excess Of  
£1,000,000

**bear**  
*Estate Agents*

Guide price £1,000,000-£1,100,000

This exquisite, detached chalet home, nestled in a semi-rural haven, offers a lifestyle of unparalleled tranquillity and natural beauty. Situated on an expansive plot of approximately an acre, the property encompasses over 3,000 square feet of living space, seamlessly blending luxurious interiors with breath-taking countryside views.

The residence features a spacious open-plan kitchen living area measuring an impressive 24 by 30 feet, adorned with meticulous finishes, an inviting island, a large breakfast bar, and ample living space. Natural light floods the area through numerous windows, creating a vibrant and welcoming atmosphere. A practical utility room adds to the convenience of this thoughtfully designed space.

The property boasts four bedrooms, including a master suite with a dressing room and an en-suite offering sweeping views of the River Crouch and Farmers fields. A four-piece family bathroom adds to the opulence, while a separate lounge with a cozy log burner provides the perfect retreat from the bustling city life.

Externally, the rear garden is a haven of privacy and natural splendor, surrounded by fence perimeters, mature trees, and lush shrubs. The expansive lawn invites outdoor leisure and recreation. With no overlooking neighbors, this space epitomizes serenity and seclusion.

Strategically located near Hockley High Street and Hockley train station for a convenient commute to London Liverpool Street, the property offers easy access to shops, eateries, and schools. Rayleigh High Street is also within reach.

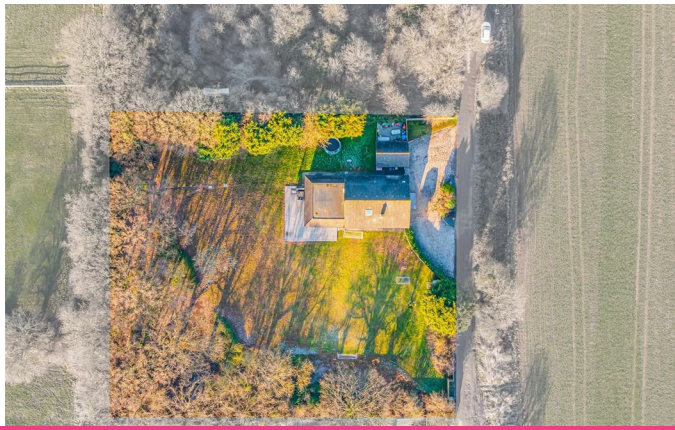
The plot's vastness presents exciting possibilities for future expansion, subject to planning permission, and includes the added benefit of a large double garage. With its unique charm and breathtaking surroundings, this property is truly a one-of-a-kind, inviting prospective buyers to experience its allure through internal viewings.

- One Acre Plot
- Boasting Over 3000 Sq Ft Of Living Space
- 24'10" x 30'7" Open Plan Kitchen Living Area
- Master Bedroom With Dressing Room And En-Suite
- Detached Double Garage
- Separate Lounge
- Semi-Rural Setting
- Huge Potential To Extend Further STPP
- Sweeping Views Of Fields
- Ample Off Street Parking

**Frontage**  
Property is approached by an in and out paved driveway with off -street parking for approximately eight vehicles, access to the double garage, views onto fields, trees, mature shrubs, partially fenced perimeters and side access.

**Porch**  
Tiled floors, smooth ceilings with inset centre ceiling spotlights and double glazed windows facing the side aspect.

**Entrance Hall**  
37'0" x 4'11" (11.29 x 1.5)  
Wooden floors throughout, smooth ceilings with coving to ceiling edge, inset centre ceiling spotlights, power points, wall mounted radiators, stairs to the first floor, under stairs storage and doors into:





**Bedroom Two**

17'9" x 14'7" (5.43 x 4.45)

Carpet throughout, wall mounted radiators, double glazed windows facing the front aspect with sweeping views, double glazed windows facing the side aspect with views of the rear garden, smooth ceilings with coving to ceiling edge, inset spotlights, power points and space for storage.

**Bedroom Three**

16'8" x 12'1" (5.09 x 3.69)

Carpet throughout, smooth ceilings with coving to ceiling edge, inset centre ceiling spotlights, power points, double glazed bay window facing the front aspect with sweeping undisrupted views of fields, wall mounted radiator and space for storage.

**Main Bathroom**

12'7" x 7'2" (3.86 x 2.2)

Tiled floors, tiled surrounds, smooth ceilings with inset centre ceiling spotlights, shaver points, double glazed window facing the side aspect, extractor fan, comprises of a four piece suite with a wall mounted WC, freestanding bath with shower head, bespoke vanity sink unit with roll top work surface and enclosed shower and a wall mounted heated chrome towel rail.

**Main Lounge**

22'10" x 13'10" (6.96 x 4.22 )

Carpet throughout, double glazed windows facing the side aspect with views of the garden, log burner, wall mounted radiator, space for storage, power points, smooth ceilings with coving to ceiling edge and inset centre ceiling spotlights.

**Bedroom Four**

7'10" x 12'1" (2.4 x 3.69 )

Carpet throughout, smooth ceilings with coving to ceiling edge, inset centre ceiling spotlights, double glazed window facing the side aspect, space for storage, power points and a wall mounted radiator.

**Open Plan Kitchen/Living Area**

24'10" x 30'7" (7.59 x 9.34)

Wood floors throughout, smooth ceilings with coving to ceiling edge, inset centre ceiling spotlights, large double glazed window facing the rear aspect, large double glazed window facing the side aspect, two double glazed French doors leading on to the rear garden, power points, space for storage, wall -mounted radiator, access into the utility room. The kitchen comprises of a range of eye and base level units, tiled floors throughout, stone work surfaces, incorporating a four ring NEFF induction hob with extractor fan above, two integrated NEFF double ovens, integrated wine cooler with a large breakfast bar seating area and a large island with stone work surface incorporating a stainless steel sink with draining board and mixer tap, integrated storage and integrated dishwasher.

**Utility Room**

12'7" x 7'8" (3.84 x 2.34)

Utility area has tiled floors, smooth ceilings with coving to ceiling edge, inset centre ceiling spotlights, double glazed courtesy door leading onto the side aspect, storage cupboard housing the boiler and dryer. Eye and base level units with stonework surface incorporating a draining board, mixer tap with pull out head, power points and space for an integrated washing machine.





#### First Floor Landing

First floor landing has carpet throughout, access into eave storage, double glazed window facing the rear aspect with views of the garden and fields, wooden beams and smooth ceilings with pendant ceiling light.

#### Master Bedroom

20'9" x 20'1" (6.35 x 6.13)

Carpet throughout, smooth ceilings with inset centre ceiling spotlights, air conditioning, eaves storage, wall mounted radiator, wall mounted lights and access into the dressing room and ensuite.

#### Dressing Room

20'1" x 9'4" (6.13 x 2.87)

Smooth ceilings with inset centre ceiling spotlights, loft access, carpet throughout, power points, bespoke fitted wardrobes, base level units with roll top work surfaces, power points and inset LED lighting.

#### En-suite

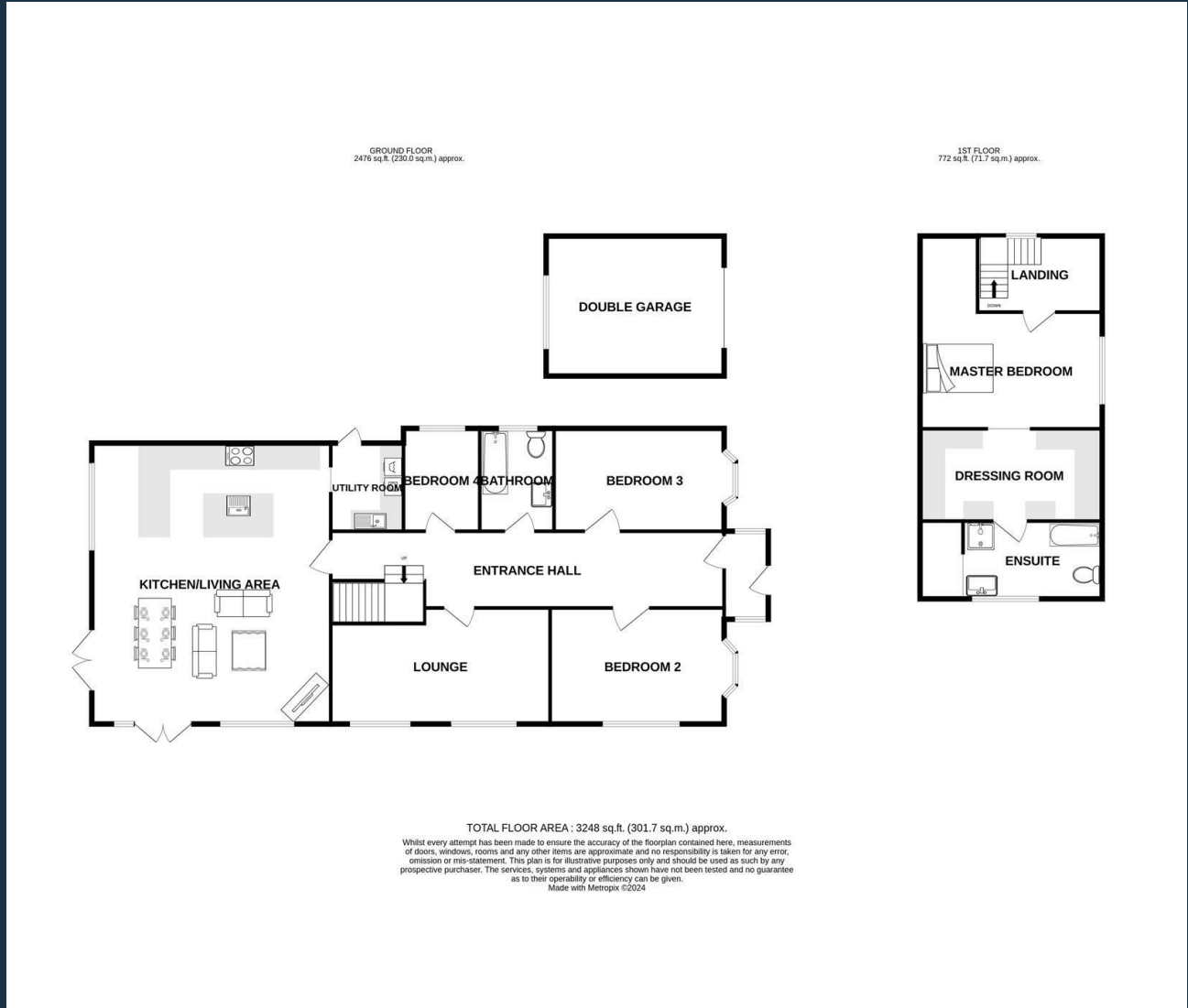
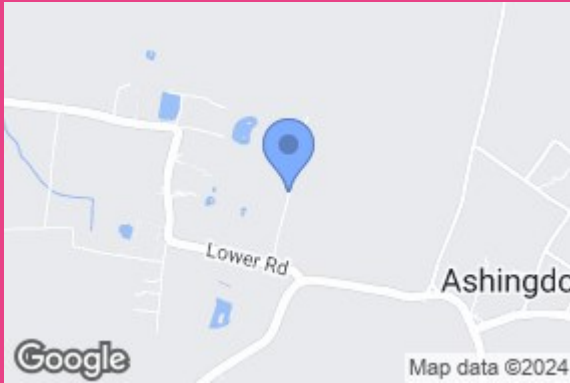
Tiled floors, smooth ceilings with inset centre ceiling spotlights, double glazed window to the front aspect with sweeping views of fields and the river crouch, comprises of a four piece suite with an enclosed shower with rainfall shower head, extractor fan above, freestanding bath, wall mounted WC and a bespoke vanity sink unit with shaver point.

#### Rear Garden

240 x 220 (73.15m x 67.06m )

Fenced surrounds, trees, mature shrubs, mature foliage, access to the front from both sides, unoverlooked to all aspects, west backing, conifers, trees, large decking area, the rear garden sits just under an acre.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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